

# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan

## Agency Identification

**PHA Name:** Mississippi Regional Housing Authority VIII

**PHA Number:** MS-040

**PHA Fiscal Year Beginning:** 01/2002

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- X-** The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- X-** PHA Goal: Expand the supply of assisted housing  
Objectives:
- X-** Apply for additional rental vouchers: **\*Applied for 376 add. Vouchers**
  - X-** Reduce public housing vacancies: **\*Consistently under 3%**
  - X-** Leverage private or other public funds to create additional housing opportunities:
  - X-** Acquire or build units or developments: **\*Created 58 add. Rental Units**
  - Other (list below)
- X-** PHA Goal: Improve the quality of assisted housing  
Objectives:
- X-** Improve public housing management:
  - X-** Improve voucher management:
  - X-** Increase customer satisfaction:
  - X-** Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - X-** Renovate or modernize public housing units: **\*Ongoing project for 4 yrs.**
  - X-** Demolish or dispose of obsolete public housing: **\*Pending Demolished application for 62 units.**
  - X-** Provide replacement public housing:
  - X-** Provide replacement vouchers:
  - Other: (list below)

**X- PHA Goal: Increase assisted housing choices**

**Objectives:**

- X- Provide voucher mobility counseling:**
- X- Conduct outreach efforts to potential voucher landlords**
- X- Increase voucher payment standards**
- Implement voucher homeownership program:**
- Implement public housing or other homeownership programs:**
- Implement public housing site-based waiting lists:**
- X- Convert public housing to vouchers:**
- Other: (list below)**

**HUD Strategic Goal: Improve community quality of life and economic vitality**

**X- PHA Goal: Provide an improved living environment**

**Objectives:**

- X- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:**
- X- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**
- X- Implement public housing security improvements:**
- X- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)**
- X- Other: (list below)**
- \*Has implemented a program to promote successful residency.**

**X- Other PHA Goal/s and objectives: (List below)**

- \*Continued application screening and strict enforcement of one strike policy (any criminal activity especially drug related).**

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

**X- PHA Goal: Promote self-sufficiency and asset development of assisted households**

**Objectives:**

- X- Increase the number and percentage of employed persons in assisted families:**
- X- Provide or attract supportive services to improve assistance recipients employability:**
- X- Provide or attract supportive services to increase independence for the elderly or families with disabilities.**
- Other: (list below) \*Region VIII has been awarded a service coordinator grant since 1995 to serve the elderly and disabled in 3 public housing sites.**

## **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- X-** PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
- X-** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - X-** Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - X-** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - X-** Other: (list below) **\*On going self evaluation to insure equal housing opportunity for all.**

**Other PHA Goals and Objectives: (list below)**

### **Annual PHA Plan PHA Fiscal Year 2001**

[24 CFR Part 903.7]

#### **Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

#### **Standard Plan**

#### **Streamlined Plan:**

- X- High Performing PHA  
Small Agency (250 Public Housing Units)  
Administering Section 8 Only**

#### **Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

#### **EXECUTIVE SUMMARY AND PROGRESS REPORT**

The Mississippi Regional Housing Authority administers approximately 4044 Section 8 vouchers and 1774 units of Conventional Public Low Income Housing in 14 southern most counties of Mississippi. The administrative functions are departmentalized between six directors reporting to the Executive Director who reports to a 15-member Board of Commissioners. Department Directors are structured as follows:

Director of Conventional Housing

Director of Section 8  
Director of Comprehensive Grant Program and Contracting  
Director of Maintenance  
Director of Accounting  
Director of Investigations

Region VIII is proud to state that it has achieved High Performer status under PHAS guidelines for the past three years and has also been given an Excellence in Management award by the local HUD office showing a commitment to family safety and services. We attribute these accomplishments through strong adherence to the following management practices, as well as an excellent Management Team. Region VIII is by far second to none as the leaders in the State and Southeast Region by being innovative, creative and operating outside the scope to provide decent, safe and sanitary Public Housing and creating additional housing opportunities for low-income families.

1. Safety and Security for Communities and Fraud and Abuse Detection: Region VIII has an Investigations Department consisting of four full time, highly trained former police officers who have successfully curtailed drug, gang and criminal activity in all Public Housing sites. Aggressive enforcement of "One Strike" and "O Tolerance" has been practiced before "One Strike" was conceived. Weeding out the bad element and creating a safe, healthy environment has changed the image of Public Housing in this area. As a result, the good families have returned. Also, a successful Housing Fraud and Abuse Detection Program has resulted in the repayment of thousands of dollars of overpaid subsidies due to fraud and payment of retroactive rent due to fraud and damage claims in Public Housing.

Progress: Total number of applicants denied who met the "One Strike" criteria =56 (PHAS 2000). Year to date (06-01) applicants denied =27.  
Total number of evictions as a result of One-Strike criteria = 52 (PHAS 2000).  
Year to date (06-01) total number of lease cancellations = 153.  
FYI 2000 collections of overpaid S-8 subsidies = \$55,000. Year-to-date (05-01)= \$32,000. Public Housing year-to-date (05-01) collections = \$25,500.

2. Strong Policies and Policy Enforcement: Policies, rules, regulations, and procedures are constantly reviewed, revised, updated and enforced. Residents, old and new, are constantly instructed on their responsibilities and are held responsible. Although Region VIII has a high rate of successful evictions for lease violations, we have developed four member Intervention Team to work with, educate, instruct, provide social services, or to take the steps necessary to help the resident comply, and evict only as last resort. Also all residents who wish to grieve any adverse action initiated by the Housing Authority, are given that right, as stated in all notices in accordance with the Authority's Grievance Procedure.

Progress: For FYI 2000, of 106 cases referred for intervention, only 5 cases resulted in actual eviction.

3. Maintaining decent, safe and sanitary facilities and providing top notch maintenance service to the Resident: Region VIII is well aware of its responsibility to maintain its units and considers the maintenance department the backbone of any well run Housing Authority. A well trained and well-equipped maintenance department is the key and as a result this Authority has consistently achieved high PHAS scores in emergency and routine work orders and unit turnaround. In addition, Housing Quality Standards, housekeeping, facilities and systems inspections are conducted routinely throughout the year.

Progress: Non-emergency work-order turnaround time for FYI 2000 = 14 days, and emergency work-orders under 24 hours. Region VIII has a pending Demolition Application (2001 Annual Plan), to demolish 62 of its worst and most difficult to maintain Public Housing units. Demolition of these units will reduce density, drug and criminal activity and assure the useful life of the remaining portion of the project.

4. A well planned Capital Funding Program: The CFP includes plans for the eventual complete modernization of all Conventional housing units including, central air and heat, new electrical systems, new appliances, floors, walls, bathroom fixtures and tub surrounds, roofs and exterior upgrade. This plan has been in effect for at least three years and has already produced many positive results, for example; the newly modernized units are now competitive with the private rental market, they instill a sense of pride among the residents and ~~provide~~ for a more positive environment to raise children. Other management benefits are lower vacancy rates and units easier to maintain.

Progress: To date (05-01), out of 1774 total Public Housing units, over 612 have had central air and heat installed and other major unit renovations. New contracts have been signed to continue installation of central air and heat and other renovations where needed.

Plans have been made for the relocation and replacement of two older maintenance facilities Gulfport and Pascagoula, which will improve maintenance service to a major portion of Public Housing Residents. Plans have been made to remodel four Public Housing management offices, which serve a major portion of Public Housing Residents in Gulfport, Pascagoula, and Moss Point.

5. Conversion of Public Housing: It is the goal if MRHA VIII to convert all Public Housing within a period of 8-10 years to open market low income rental units.
6. MRHA VIII has already created 58 additional rental units through mixed financing. All units are available to Section 8 renters or open market renters.
  - 12 Unit- 2 bedroom apartment building.
  - 12 Unit- 1-bedroom apartment complex exclusively for the elderly and disabled.
  - 34 Unit- 2 & 3 bedroom unit Mobile Home Park.

In addition, MRHA VIII will issue bonds for new construction and will review tax credit options to further its commitment to serve the ever growing need for affordable housing.

Progress: Region VIII has been actively seeking out private and public funds to acquire or build more units or developments.

7. Home ownership: MRHA VIII will review its current inventory of its housing stock and will consider the sale of some of its units for home ownership to its residents. In addition, MRHA VIII will provide counseling and insure their success.
8. Employment opportunities: To seek out and employ qualified residents for employment with MRHA VIII. To provide on the job training as well as offering technical training for maintenance personnel to increase opportunities for advancement in their particular fields.

Progress: Region VIII currently has six active contracts with Public Housing resident groups for cleaning and preparation of vacant Public Housing units. Region VIII also gives assistance for the purchase of supplies and equipment and provides Training.

9. Region VIII has the largest Section 8 Program in the State with 4044 vouchers, serving 14 southernmost Mississippi counties. In order to serve such a large geographical area, three satellite offices have been strategically located for convenience and service to the client.

Progress: Recently, Region VIII 's Section 8 Department has applied for an additional 376 vouchers and will continue to apply for additional vouchers to meet the ever increasing housing need in this area. Plans are on the drawing board to remodel and enlarge the Jackson County satellite office enabling it to better handle this increased housing need.

10. In our effort to affirmatively further fair housing and equal opportunity for all and anticipated increase in Section 8 vouchers and other mixed finance low income housing. Region VIII plans to relocate its Central Administrative Office and Applications Center. This new modernized, fully accessible applications center will have easy access to the interstate highway system, expanded parking, and will be more energy efficient.

Our current 30 plus year old location supports an antiquated, trouble prone structure and mechanical system limited parking and congested downtown traffic.



We truly feel that this move will be a benefit to the public in the 14 county area we serve.

## **Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
Executive Summary	4
i Table of Contents	
Housing Needs	10
1. Financial Resources	15
2. Policies on Eligibility, Selection and Admissions	16
3. Rent Determination Policies	24
4. Operations and Management Policies	28
5. Grievance Procedures	29
6. Capital Improvement Needs	30
7. Demolition and Disposition	31
8. Designation of Housing	32
9. Conversion of Public Housing	33
10. Homeownership	34
11. Community Service Programs	36
12. Crime and Safety	38
13. Pets (Inactive for January 1 PHAs)	40
14. Civil Rights Certifications (included with PHA Plan Certifications)	40
15. Audit	40
16. Asset Management	41
17. Other Information	41
18. Attachments-Five Year Annual Plan & Annual Summary CGP Fund	46-50

### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### **Required Attachments:**

- A-** Admissions Policy for Deconcentration
- B-** FY 2000 Capital Fund Program Annual Statement
- N/A-** Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### **Optional Attachments:**

- PHA Management Organizational Chart
- C- FY 2000 Capital Fund Program 5 Year Action Plan
- D- Public Housing Drug Elimination Program (PHDEP) Plan  
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- E- Deconcentration and Income Mixing (Component 3)

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the Applicable & On Display column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions initiatives to affirmatively further fair housing that require the PHA s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with Deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ;	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
<b>X</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents x- check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development x- check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Section 8 rent determination (payment standard) policies x- check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<b>N/A</b>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>X</b>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<b>N/A</b>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<b>N/A</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>N/A</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<b>N/A</b>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
<b>N/A</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>N/A</b>	Policies governing any Section 8 Homeownership program check here if included in the Section 8 administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the Overall Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being no impact and 5 being severe impact.

Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	2.Size	Loca-tion
Income <= 30% of AMI	22,020	5	5	5	2	2	3
Income >30% but <=50% of AMI	13,622	5	5	5	1	2	3
Income >50% but <80% of AMI	18,051	4	4	3	2	3	2
Elderly	9,032	5	5				
Families with Disabilities	3,459	5	5	5	2	3	1
Race/Ethnicity	60,506						
Race/Ethnicity	2,827						
Race/Ethnicity	638						
Race/Ethnicity	2,213						

What sources of information did the PHA use to conduct this analysis? (Check all that

apply; all materials must be made available for public inspection.)

**X-** Consolidated Plan of the Jurisdiction/s

Indicate year:

**X-** U.S. Census data: the Comprehensive Housing Affordability Strategy  
( CHAS ) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

## **B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

**X-** Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families <b>Sect. 8/P. Housing</b>	% of total families <b>Sect. 8/P. Housing</b>	Annual Turnover
Waiting list total	<b>4496/411</b>		
Extremely low income <=30% AMI	<b>3747/309</b>	<b>75/75</b>	
Very low income (>30% but <=50% AMI)	<b>1249/55</b>	<b>25/13</b>	
Low income (>50% but <80% AMI)	<b>0/47</b>	<b>0/1</b>	
Families with children	<b>3596/276</b>	<b>71/67</b>	
Elderly families	<b>153/45</b>	<b>3/10</b>	
Families with Disabilities	<b>890/50</b>	<b>36/23</b>	
Race/ethnicity	<b>1848/95</b>	<b>36/23</b>	
Race/ethnicity	<b>3083/250</b>	<b>61/60</b>	

Race/ethnicity	<b>29/60</b>	<b>0/14</b>	
Race/ethnicity	<b>35/6</b>	<b>0/1</b>	
Characteristics by Bedroom Size (Public Housing Only)	<b>Public Housing</b>	<b>Public Housing</b>	
1BR	<b>157</b>	<b>38</b>	
2 BR	<b>139</b>	<b>33</b>	
3 BR	<b>82</b>	<b>20</b>	
4 BR	<b>25</b>	<b>6</b>	
5 BR	<b>6</b>	<b>1</b>	
5+ BR	<b>0</b>	<b>0</b>	
Is the waiting list closed (select one)? <b>X- No</b> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- X-** Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X-** Reduce turnover time for vacated public housing units
- X-** Reduce time to renovate public housing units
- X-** Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X-** Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- X-** Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X-** Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X-** Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X-** Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- X-** Apply for additional section 8 units should they become available
- X-** Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X-** Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- X-** Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- X-** Employ admissions preferences aimed at families who are working
- X-** Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- X-** Seek designation of public housing for the elderly
- X-** Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☒- Seek designation of public housing for families with disabilities
- ☒- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing  
Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒- Affirmatively market to local non-profit agencies that assist families with disabilities  
Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs:**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒- Affirmatively market to races/ethnicities shown to have disproportionate housing needs  
Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒- Market the section 8 program to owners outside of areas of poverty /minority concentrations  
Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒- Funding constraints
- ☒- Staffing constraints
- ☒- Limited availability of sites for assisted housing
- ☒- Extent to which particular housing needs are met by other organizations in the community
- ☒- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒- Influence of the housing market on PHA programs  
Community priorities regarding housing assistance  
Results of consultation with local or state government
- ☒- Results of consultation with residents and the Resident Advisory Board
- ☒- Results of consultation with advocacy groups



Other: (list below)

## **Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>	<b>-0-</b>	<b>Unit Renovations</b>
a) Public Housing Operating Fund	<b>2,600,000</b>	
a) Public Housing Capital Fund	<b>3,502,347</b>	
a) HOPE VI Revitalization	<b>None</b>	
a) HOPE VI Demolition	<b>None</b>	
a) Annual Contributions for Section 8 Tenant-Based Assistance	<b>20,682,389</b>	
a) Public Housing Drug Elimination Program (including any Technical Assistance funds) (Approximate)	<b>435,611</b>	
a) Resident Opportunity and Self-Sufficiency Grants	<b>None</b>	
a) Community Development Block Grant	<b>None</b>	
Home	<b>None</b>	
Other Federal Grants (list below)		
Service Coordinator	<b>31,800</b>	<b>Elderly Services</b>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FY "99" CGP MS26P040-708	<b>0</b>	<b>Unit Renovations</b>
FY "2000" Capital Fund	<b>1,800,000</b>	
<b>*ESTIMATED</b>		
<b>3. Public Housing Dwelling Rental Income</b>	<b>2,130,000</b>	<b>Normal Operations</b>

Sources	Planned \$	Planned Uses
<b>4. Other income</b> (list below)		
Interest Income	<b>100,000</b>	“ “
Misc. Charges	<b>350,000</b>	“ “
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	<b>31,542,515</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
  - ☒- When families are within a certain number of being offered a unit: (state number) **(Within 5)**
  - ☒- When families are within a certain time of being offered a unit: (state time)
  - ☒- Other: (describe) **\*Depending on how many families are on the waiting list.**
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
  - ☒- Criminal or Drug-related activity
  - ☒- Rental history
  - ☒- Housekeeping
  - ☒- Other (describe) **\*Rent paying history. History of Disturbances**
- c. ☒-Yes ☐- No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒-Yes ☐- No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐- Yes ☒- No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
  - ☒ PHA development site management office
  - ☒ Other (list below) \* **Mail**
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?  
\*N/A
  2. \*N/A- Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
  3. \*N/A- Yes No: May families be on more than one list simultaneously  
If yes, how many lists?
  4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
PHA main administrative office  
All PHA development management offices  
Management offices at developments with site-based waiting lists  
At the development to which they would like to apply  
Other (list below)

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - ☒ Two
  - Three or More
- b. ☒ Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

Yes **X**-No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

**X**- Emergencies

**X**- Overhoused

**X**- Underhoused

**X**- Medical justification

**X**- Administrative reasons determined by the PHA (e.g., to permit modernization work)

**X**- Resident choice: (state circumstances below)

**\*Family illnesses, incentive transfers, to be closer to employment.**

**X**- Other: (list below) \* **To protect residents from threat or harm based on law enforcement recommendation.**

**\* To permit a family that requires a unit with accessible features to occupy such a unit.**

a. Preferences

1. **X**- Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If no is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

~~Other~~ preferences: (select below)

**X**- Working families and those unable to work because of age or disability

Veterans and veterans families

Residents who live and/or work in the jurisdiction

**X**- Other preference(s) (list below)

**\*Victim of Natural Disasters**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of

these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

**2-** Working families and those unable to work because of age or disability

Veterans and veterans families

Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility program

**1- Victims of Natural Disaster**

4. Relationship of preferences to income targeting requirements:

**X-** The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

**X-** The PHA-resident lease

**X-** The PHA's Admissions and (Continued) Occupancy policy

**X-** PHA briefing seminars or written materials

**X-** Other source (list) **\*Site Manager, Service Coordinators**

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

**X-** At an annual reexamination and lease renewal

**X-** Any time family composition changes

**X-** At family request for revision

Other (list)

**(6) Deconcentration and Income Mixing**

a. **X-** Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. **X-** Yes No: Did the PHA adopt any changes to its **admissions policies**

based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

- c. If the answer to b was yes, what changes were adopted? (select all that apply)  
Adoption of site based waiting lists  
If selected, list targeted developments below:
- X-** The PHA will employ waiting list skipping to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below: **All Developments**  
Employing new admission preferences at targeted developments  
If selected, list targeted developments below:  
Other (list policies and developments targeted below)
- d. **X-** Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)  
**X-** Additional affirmative marketing  
**X-** Actions to improve the marketability of certain developments  
Adoption or adjustment of ceiling rents for certain developments  
**X-** Adoption of rent incentives to encourage deconcentration of poverty and income-mixing  
Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)  
Not applicable: results of analysis did not indicate a need for such efforts  
**X-** List (any applicable) developments below: \* **#40-15, 40-212, 40-418, 40-425, 40-33, 40-32, 40-327, 40-1, 40-6, 40-20, 40-30, 40-26, 40-37**
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts
- X-** List (any applicable) developments below: \* **#40-35, 40-36, 40-29**

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)  
 Criminal or drug-related activity only to the extent required by law or regulation  
**X-** Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors below)  
 Other (list below)
- b. **X-** Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. **X-** Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes **X-** No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)  
**X-** Criminal or drug-related activity  
**X-** Other (describe below) **\*Families current address as shown in PHA records, Name and address (if known to the PHA) of the landlord at the families current and prior address. \*See Attachment**

## **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)  
**X-** None  
 Federal public housing  
 Federal moderate rehabilitation  
 Federal project-based certificate program  
 Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)  
**X-** PHA main administrative office  
**X-** Other (list below) **\*Branch Offices, Mail**

## **(3) Search Time**

- X-** Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: **\*If housing is hard to find based on bedroom size and available rental units.**

**(4) Admissions Preferences**

a. Income targeting

Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
  - Veterans and veterans families
  - Residents who live and/or work in your jurisdiction
  - Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income requirements (targeting)
  - Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below) **\*Victims of Disaster**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.



## 2- Date and Time

### Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

### Other preferences (select all that apply)

- 1- Working families and those unable to work because of age or disability  
Veterans and veterans families  
Residents who live and/or work in your jurisdiction  
Those enrolled currently in educational, training, or upward mobility programs
- 1- Households that contribute to meeting income requirements (targeting)  
Those previously enrolled in educational, training, or upward mobility programs
- 1- Victims of reprisals or hate crimes  
Other preference(s) (list below)
- 1- Victims of Disaster

- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)  
☒ X- Date and time of application  
Drawing (lottery) or other random choice technique
- 5. If the PHA plans to employ preferences for residents who live and/or work in the jurisdiction (select one)  
This preference has previously been reviewed and approved by HUD  
The PHA requests approval for this preference through this PHA Plan
- 6. Relationship of preferences to income targeting requirements: (select one)  
The PHA applies preferences within income tiers  
☒ X- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)  
☒ X-The Section 8 Administrative Plan  
☒ X- Briefing sessions and written materials  
☒ X- Other (list below) **\*Notice P.I.H. 99-40 issued September 1, 1999**

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- ☒ Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

☒ \$26-\$50

2. Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- c. Rents set at less than 30% than adjusted income

1. Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances

under which these will be used below:

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

**X-** For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

- e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

**X-** Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

**X-** For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study

**X-** Fair market rents (FMR)

95<sup>th</sup> percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

Operating costs plus debt service

The rental value of the unit

Other (list below)

- f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
  - Never
  - At family option
  - ☒- Any time the family experiences an income increase
  - ☒- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\***Results in at least a \$20.00 increase in rent.**
  - Other (list below)
- g. Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
  - ☒- The area's section 8 rent reasonableness study of comparable housing
  - ☒- Survey of rents listed in local newspaper
  - ☒- Survey of similar unassisted units in the neighborhood
  - Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
  - At or above 90% but below 100% of FMR
  - 100% of FMR
  - ☒- Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
  - FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- c. If the payment standard is higher than FMR, why has the PHA chosen this level?

(select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- ☒ \$26-\$50

b. Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure** (select one)

An organization chart showing the PHA's management structure and organization is attached.

- ☒ A brief description of the management structure and organization of the PHA follows:

**The Mississippi Regional Housing Authority administers approximately 4044 Section 8 vouchers and 1774 units of Conventional Public Low Income Housing in 14 southern most counties of Mississippi. The administrative functions are departmentalized between six directors reporting to the Executive Director who reports to a 15-member Board of Commissioners. Department Directors are structured as follows:**

**Director of Conventional Housing**  
**Director of Section 8**  
**Director of Comprehensive Grant Program and Contracting**  
**Director of Maintenance**  
**Director of Accounting**  
**Director of Investigations**

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use NA to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning: 3915</b>	<b>Expected Turnover: 20%</b>
Public Housing	1774	40
Section 8 Vouchers	4044	20
Section 8 Certificates	0	
Section 8 Mod Rehab	0	
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
New Construction		
Service Coordinator	236	

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

**\*Maintenance work plan, operations and procedures.**

- A- Maintenance/Management Work Order Log
- B- Schedule of Charges to Residents
- C- Unit Turnaround Log/Vacancy Log
- D- Vacancy Inspection Sheet #23 Computerized Form
- E- New Tenant Inspection Sheet #50
- F- Managers Pre-Occupancy Inspection Form #50-A
- G- Unit Inspection Report/HQS>UPCS Inspection Report
- H- HQS/UPCS Inspection Form/Uniform Standards Inspection
- I- Policy & Procedures for Inspection & Entry of Units
- J- System Inspection
- K- Work Order
- L- Inventory List
- M- Pest Control Policy
- N- Housekeeping Standards Policy
- O- Exterior Building Inspections Checklist
- P- Grass Cutting Policy

(2) Section 8 Management: (list below)

**\*Administrative plan and all CFR s that apply to management of the Section 8 programs.**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. **X-Yes**      No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?  
If yes, list additions to federal requirements below:
2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)  
**X-** PHA main administrative office  
**X-** PHA development management offices  
Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. **X- Yes**      No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?  
If yes, list additions to federal requirements below:  
**# No additions**

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- ☒ PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **\*(J) Annual statement/performance and evaluation report comprehensive grant program part1: summary.**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☒ Yes      No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- ☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **\*(K)**

-or-



The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development  
Revitalization Plan submitted, pending approval  
Revitalization Plan approved  
Activities pursuant to an approved Revitalization Plan underway

Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If No, skip to component 9; if yes, complete one activity description for each development.)

## 2. Activity Description

Yes    **X- No:**    Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If yes , skip to component 9. If No , complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition - Disposition
3. Application status (select one) Approved Submitted, pending approval - Planned application –
4. Date application approved, <b>submitted</b> , or planned for submission:
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes    **X- No:**    Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If No , skip to component 10. If yes , complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

## 2. Activity Description

Yes      No:      Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If yes , skip to component 10. If No , complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities
3. Application status (select one) Approved; included in the PHA's Designation Plan Submitted, pending approval Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) New Designation Plan Revision of a previously-approved Designation Plan?
1. Number of units affected: 7. Coverage of action (select one) Part of the development Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.    Yes    **X-** No:    Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If No , skip to component 11; if yes , complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

## 2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? Assessment underway Assessment results submitted to HUD - <b>X</b> Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Units addressed in a pending or approved demolition application (date submitted or approved: Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937 Homeownership Programs Administered by the PHA**

## A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes ☐ X-No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If No, skip to component 11B; if yes, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)
  
2. Activity Description
  - Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If yes, skip to component 12. If No, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

5. Number of units affected:

6. Coverage of action: (select one)

Part of the development

Total development

## **B. Section 8 Tenant Based Assistance**

1. Yes    **X- No:** Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If No , skip to component 12; if yes , describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- Yes    No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

#### b. PHA-established eligibility criteria

- Yes    No: Will the PHA 's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- X- Yes**    No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **6/22/99**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)
- ☒ Client referrals
  - ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
  - ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
    - Jointly administer programs
    - Partner to administer a HUD Welfare-to-Work voucher program
    - Joint administration of other demonstration program
    - Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☒ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

X- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self -Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

Vacancy Prep Contract	6-20	As needed	PHA Main Office	P.H. & S/8

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2001 Estimate)</b>	<b>Actual Number of Participants (As of: 06/01/01)</b>
Public Housing		
Section 8	48	44

- b. X- Yes** No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- X-** Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - X-** Informing residents of new policy on admission and reexamination
  - X-** Actively notifying residents of new policy at times in addition to admission and reexamination.
  - X-** Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - X-** Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**



MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII  
IMPLEMENTATION OF PUBLIC RESIDENT COMMUNITY SERVICE  
REQUIREMENTS

The MRHA VIII is responsible for development of this policy regarding the administration of the Community Service and self-sufficiency requirement (24 CFR 960.605). Changes to our lease and Admissions and Continued Occupancy Policies have been made and formally adopted.

- The general policy is included in the PHA plan.
- MRHA VIII will be the administrator of the program.
- This PHA will administer the program specifically by means of Resident Initiative employees and site managers and will be implemented for all residents at annual anniversary re-examinations on or after 10/1/00.
- Residents will be notified by means of individual mailouts, resident meeting presentations, Resident Advisory Board presentations, placement of notices and handouts in all area offices, explanation and information provided by each site manager at the time of re-examination interview.
- A determination will be made of exempt and non-exempt family members, and contact with non-exempt individuals will be made again.
- Documents or forms will be provided to each non-exempt resident for third-party certification of a community service activity.
- Documentation of community service activity or exemption will be compiled in resident files and tracked by computer.
- Compliance with the Community Service Policy will be monitored at least 30 days before the end of the 12-month lease term.
- The PHA will provide notification to the resident of noncompliance in the event the resident is not fulfilling his or her obligation.
- The PHA will describe the noncompliance and state that the lease may not be renewed at the end of the 12-month lease term unless tenant complies with the written agreement to cure noncompliance.
- The PHA will offer the resident the opportunity to enter into written agreement with the PHA to cure the noncompliance.

Type of acceptable activities:

- 1) literacy and self-esteem programs
- 2) tutoring programs
- 3) providing assistance at senior citizen centers
- 4) assisting in homeless shelters
- 5) job training
- 6) basic skills training
- 7) education, apprenticeship
- 8) GED classes
- 9) activities benefiting hospitals, nursing homes, day care centers
- 10) voluntary work that is a public benefit

11) high school or college attendance

### **13. PHA Safety and Crime Prevention Measures \*(N/A)**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
  - X-** High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - X-** High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - X-** Residents fearful for their safety and/or the safety of their children  
Observed lower-level crime, vandalism and/or graffiti
  - X-** People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime  
Other (describe below)
2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).
  - X-** Safety and security survey of residents
  - X-** Analysis of crime statistics over time for crimes committed in and around public housing authority
  - X-** Analysis of cost trends over time for repair of vandalism and removal of graffiti
  - X-** Resident reports
  - X-** PHA employee reports
  - X-** Police reports
  - X-** Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs  
Other (describe below)
3. Which developments are most affected? (list below)  
**\*Most Multi-family Developments 40-28, 40-32, 40-327, 40-10, 40-26, 40-20, 40-1, 40-6, 40-15, 40-212, 40-418, 40-425, 40-33.**

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
  - X-** Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities  
Crime Prevention Through Environmental Design
  - X-** Activities targeted to at-risk youth, adults, or seniors

Volunteer Resident Patrol/Block Watchers Program

Other (describe below)

**\*Security lighting, security patrols, youth activities, applicant screening, one strike enforcement. Contract Drug detecting dog patrols in high crime and drug activity sites.**

2. Which developments are most affected? (list below)

**\*All**

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- X-** Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- X-** Police provide crime data to housing authority staff for analysis and action
- X-** Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)  
Police regularly testify in and otherwise support eviction cases
- X-** Police regularly meet with the PHA management and residents
- X-** Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services  
Other activities (list below)

**Criminal background checks for all new admissions.**

2. Which developments are most affected? (list below)

- **40-418, 40-425, 40-15, 40-212, 40-20, 40-26, 40-28**

**D. Additional information as required by PHDEP/PHDEP Plan :**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

**PHDEP/PHDEP plan is included in Attachments: D**

- X-** Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- X-** Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- X-** Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII**

**RULES GOVERNING THE KEEPING OF COMMON HOUSEHOLD PETS AND**

## SERVICE ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

This policy has been presented to the resident population for comment and development and formally adopted by the MRHA No. VIII Board of Commissioners on 8/99. This is a summary of its provisions.

- 1) Only common household pets allowed.
- 2) Limits on the number of pets allowed each apartment.
- 3) Weight limits on dogs. (This limitation does not apply to service animals for the disabled)
- 4) Restriction on allowing pets in common areas. (restriction does not apply to service animals for the disabled)
- 5) Required leash restraints for dogs, cats and service animals.
- 6) Evidence of required rabies inoculations for dogs, cats and service animals.
- 7) Extra pet security deposit for dogs and cats. (exception to this rule for service animals rendering assistance to the disabled)
- 8) Removal of pets creating a nuisance or threat to health and/or safety.
- 9) Standards of required pet care and service animal care.
- 10) Pet liability.
- 11) Responsible person designator.
- 12) Proof required of resident disability before permission granted for service animal.
- 13) Resident must prove his/her special need for the service animal.
- 14) Requests for pets or service animals will not be granted if:
  - A) Result in undue financial and/or administrative burden to the PHA.
  - B) Pet or service animal would cause a threat to health and safety.
  - C) Pet or service animal would cause a change in PHA's maintenance and/or management procedures.
- 15) Violations of any of these rules may be grounds for the removal of the pet or service animal and/or termination of the pet or service animal owner's tenancy.

Nothing in this policy limits or impairs the rights of persons with disabilities.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. **X-** Yes      No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. **X-** Yes      No: Was the most recent fiscal audit submitted to HUD?
3.      Yes **X-** No: Were there any findings as the result of that audit?
4.      Yes **X-** No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5. **X-** Yes      No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management \*(N/A)**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. **X-** Yes      No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

Not applicable

Private management

**X-** Development-based accounting

**X-** Comprehensive stock assessment

**X-** Other: (list below)

**Demolition- Decrease Density, Modernization**

3. Yes      **X-** No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

## **A. Resident Advisory Board Recommendations**

1. **X-Yes** No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

### **MRHA VIII 2002 Annual Plan**

#### **RAB Comments and PHA Response**

##### Juan de Cuevas

**Comment:** A bus for senior citizens, twice week – talk to Mayor, Randy Quave (little bus, city bus for free)

**Response:** The city of D'Iberville has no transit authority and does not provide bus service for any of its citizens.

**Comment:** Do more funding for the children

**Response:** The HA funds or coordinates various youth and family oriented programs for all of its 23 sites on a rotating basis. Unfortunately, due to limited funding, we are not able to maintain on-going programs (youth or otherwise) at each individual site. The HA recently purchased new playground equipment for this site. Also, a “Family First” Parent Resource Center that provides a full range of support and youth oriented activities is in place at this site. This program is expected to continue for an additional year.

**Comment:** Maybe put speed bumps or lower the speed limit. (At least 7, 15 miles – 5 miles)

**Response:** All streets are dedicated to the cities or counties. Cities or counties will not install speed bumps because of liability. We have speed limit signs posted where needed.

**Comment:** The trash by the office – make the kids that play around there pick up the trash that they empty out of the two garbage cans.

**Response:** The HA picks up trash constantly, but still cannot be everywhere at all times. We try to instill upon all residents their responsibility to clean their yards and to teach their children to do the same.

**Comment:** Help out the people that do want to work that are not working, like the cleaning crew.

**Response:** Resident self-sufficiency is a high priority for the HA. Several residents have been directly employed by the HA or have received special OJT experience as a result of HA programs and initiatives. Currently the HA has vacancy cleaning contracts with 6 of our residents. Also it is the HA's policy to recruit residents for employment whenever possible.

**Comment:** Have a patrol car coming around certain times at night between 10:00 p.m. to 3:00 a.m. Maybe even have a curfew in the community.

**Response:** The HA and its investigator works closely with the law enforcement agency in this community and will request that more patrols be conducted.

**Comment:** Fence around the ditch.

**Response:** The HA will not construct fence around the ditch. Fences are difficult to maintain and are subject to vandalism and damage.

### ***W.M. Ladnier***

**Comment:** Replace sidewalks that were removed.

**Response:** These sidewalks were removed because the difficult and costly maintenance and were very rarely used by residents (these are sidewalks between units and not public street sidewalks).

**Comment:** Replace shrubs that were removed from yards.

**Response:** Again maintenance service for shrubs is very costly for the HA and residents do not maintain. By elimination of shrub maintenance, maintenance workers can focus on work that is more important.

**Comment:** Address resident needs before moving them into one unit or another or area.

**Response:** All costs associated with a resident transfer due to modernization are paid by the HA. In addition, assistance is given if needed for the actual move. The HA is not aware of any particular need that has not been addressed.

**Comment:** Put the appropriate fixtures in modernized units, i.e., electrical plugs, working telephone jacks.

**Response:** The HA is looking into the problem of fixtures. However all fixtures used comply with local building codes.

**Comment:** Instead of selling the property on the side of the proposed demolition sites build more duplexes in that area.

**Response:** Current application count and studies on housing needs in the area indicate that additional dwelling units are not needed.

**Comment:** Create a program like FSS for residents in public housing, like Section 8.

**Response:** Currently there is no FSS requirement for public housing. This HA has no plans to create separate "Family Self-sufficiency" program for public housing at this time. However, HUD and HA regulations allow qualified residents to apply for the Section 8 program, which in turn makes them eligible to participate in the FSS program. Additionally, the HA employs a community services staff that coordinates

with local agencies to provide public housing residents with various empowerment and “self-sufficiency” programs.

**Comment:** We need to hire a female to work with the investigations department.

**Response:** MRHA VIII does not discriminate in hiring. Investigators hired by the HA are chosen because of their education and experience, regardless of gender.

**Comment:** For the home ownership – bring them through several training sessions i.e. employability, budgeting, etc.

**Response:** The HA has not implemented a home ownership program as of this time. However, the HA recognizes the importance of issues raised in this comment. Should the HA decide to implement a home ownership program it will consider these issues as well as other pertinent issues.

**Comment:** Drug Elimination – Why was Ladnier not given information about this? Please implement these programs in our community.

**Response:** Information regarding the drug elimination program has always been made available to residents and their representatives. Drug Elimination grant funds have been used at Ladnier Homes in past years. Fortunately, in recent years (1997-2001), residents at Ladnier Homes have been able to take advantage of a full range of programs funded by other sources. Resident employment, GED training, effective parenting, cultural awareness, computer learning labs, music appreciation, health and nutrition education, sports and recreation opportunities are just a few of the programs available to Ladnier Homes. The HA will consider developing and/or coordinating programs for Ladnier Homes, as well as all other housing developments as funding allows.

### ***Patterson, Hillcrest, and Northside***

**Comment:** Residents in the Lumberton area would like regular mailboxes.

**Response:** The HA uses mailboxes that comply with the US Postal Service.

**Comment:** Why are the Poplarville residents only paying for high gas bills? (Radiant Energy said that either the gas needs to be turned down or replace the old hot water tanks in the old apartments)

**Response:** The HA is currently transferring ownership of all its gas systems to the gas companies. Residents will be billed individually and utility allowance will be adjusted accordingly. Modernization includes replacement of water heaters.

**Comment:** Residents that live on St. Charles Street would like to have a parking lot to avoid traffic from hitting their cars.

**Response:** The HA will consider off street parking when making modernization plans for this area.

**Comment:** Residents are concerned about how long does it takes for work orders to



be done.

**Response:** Currently routine work order completion average at the HA is 14 days. This is well within the 25 days that HUD allows HA's to achieve the highest rating (A) during an evaluation. The HA will continue to assess its policies and procedures to streamline the process of completing work orders.

**Comment:** Residents also think their needs to be at least two maintenance workers so the job will be done.

**Response:** HA budget limitations do not allow two maintenance workers for each job unless needed. All Maintenance workers are highly qualified to complete most jobs alone.

**Comment:** Residents would like a playground for the children.

**Response:** Playground equipment is being purchased for construction at Patterson Homes through PHDEP funds.

**Comment:** Residents request – Does the maintenance worker have permission to look in your closets while working on work orders?

**Response:** No. Maintenance workers enter rental units to perform scheduled work only. Any other activity or complaints about maintenance workers can be addressed by submitting a detailed written complaint to the Central Office.

**Comment:** That it needs guards on the drainage in the Travis Jordan Circle. The small children can crawl and slide in them. It is very dangerous to their health. Anything can happen to them before they are discovered missing. I have seen the children call their selves playing in them. One on each side of the road entering or making a round throughout the turn and behind the center office building.

**Response:** The HA is very concerned about the safety of all its residents. We will look into this matter and correct any safety hazards that exist.

### **Haywood Brooks**

**Comment:** I have tried to no avail to get jobs for some of the residents in my community of Haywood Brooks for the past two years, working the PHA in cleaning units when vacant apartments are being cleaned, but yet I see other people from other areas with less experience being given jobs.

**Response:** Attempts to contract with residents at this site are under way.

**Comment:** I would also like to suggest a grant be implemented to help further educate our children when out of school in the areas of reading and math skills which is very much needed.

**Response:**

### **Camille Village**

**Comment:** That rent charges be handled separately from maintenance charges.

**Response:** Residents do have the option to pay charges separately as stated in the

lease. Charges are due two weeks after a written notice is received. Residents usually pay everything around the first of the month.

**Comment:** Residents should be given adequate time to pay maintenance fees.

**Response:** The dwelling lease states that maintenance charges are due and collectable two weeks after written notice is received by the resident. The HA feels this is adequate time.

### ***Village***

**Comment:** After reading the Annual Plan, I can see no recommendations for improvement.

**Response:** N/A

### ***Camelot***

**Comment:** Parking lot needs lines painted to help eliminate the residents and visitors over parking which is a big problem.

**Response:** The HA will look into painting lines for better parking.

**Comment:** A swing set for the older children to play with.

**Response:** The HA will consider.

**Comment:** Fence around playground and a designated person to lock and unlock the fence at designated times (We have children out playing on it until 10:30 p.m. – uncalled for).

**Response:** The HA is planning to fence all playgrounds. Additionally operational control of the playground will be given to the Resident Councils at all respective sites.

**Comment:** Security is a big issue, lots of vandalism (suggestion – security cameras)

**Response:** The HA will request more city police patrols and perhaps more security lighting.

**Comments:** P.M. security guard to patrol the premises

**Response:** The HA will request more city police patrols and perhaps more security lighting.

**Comments:** Drainage, major problem, something can always be done but what will be done? Had knee high water two weeks ago.

**Response:** This particular site is in a low-lying area and is subject to flooding especially after a tropical storm (Allison). Flooding was a major problem throughout the city.

**Comment:** Speed bumps – City said state could take over the responsibility of road and put up speed bumps.

**Response:** All streets in PHA sites are dedicated. The HA cannot afford to assume responsibility for street maintenance. The HA will have speed limit signs installed.

### **Baywood**

**Comment:** Study carefully senior sites and consider problems elderly people have with stairs and safety on grounds. I know we have one of the best complexes and we are very thankful and proud of our manager, complex and residents. We need to be aware of problems of sight and hearing in our seniors and if we are to have younger people in our complex they should be made to understand problem of seniors and should be willing to comply with request to be careful.

**Response:** The HA is very aware and concerned about the problems of our elderly/disabled sites and try our best to address their needs through on staff Service Coordinator and Resident Advisory Board Meetings. Additionally, residents whose children jeopardize the safety and well being of others will be counseled.

**Comment:** We also need some new units for central air. We also could use in some units new appliances.

**Response:** Plans are currently being made to replace central heat/air units and appliances in future CGP.

**Comment:** Some of our residents stated the need for more handicap parking spaces in front parking area.

**Response:** The HA will survey the problem and correct if needed.

**Comments:** The seniors at Baywood are concerned about children being there because when the kids are on skates or playing ball they might get hurt. Some cannot see well, are on walkers and wheelchairs and cannot hear well.

**Response:** We will continue emphasize site safety at all our developments. The HA will send a staff investigator if available, but residents are encouraged to call the local police to deal with trespassers or to address any other specific concerns.

**Comment:** Is Ladnier on 28<sup>th</sup> Street two-bedroom apartments? If so, they would make a great senior complex. The main reason they are one level. Then Baywood could be used for families.

**Response:** The HA is aware of the difficulty presented by the upstairs apartments at this complex, but the 28<sup>th</sup> Street site is a multi-family site with 1-5 bedroom units. Conversion of this site to 1-2 bedrooms for the elderly/disabled would be cost prohibitive.

**Comment:** We have a dumpster just as you turn into the apartments and we are finding that people from other areas are using it.

**Response:** This is a problem that is very hard for the HA to monitor. Signs can be placed, but we think better results could be obtained by calling the local police department when this occurs.

3. In what manner did the PHA address those comments? (select all that apply)

**X-** Considered comments, but determined that no changes to the PHA Plan were

necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

## **B. Description of Election process for Residents on the PHA Board**

**X- Yes** No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

Yes **X-No**: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)  
Candidates were nominated by resident and assisted family organizations  
Candidates could be nominated by any adult recipient of PHA assistance  
Self-nomination: Candidates registered with the PHA and requested a place on ballot

**X-Other: (describe) \* Resident on the PHA Board is to be made by PHA Executive Director. The Resident Advisory Board is composed of all Resident Organization duly elected officers from various Public Housing sites throughout our region. These officers were appointed by the Executive Director as the Resident Advisory Board and meet at the Central Office on a quarterly basis to discuss all resident concerns and issues. This Board has and will also be instrumental in the development of the Five Year and Annual Plans for this Agency. A list of these Board members are as follows:**

#### Resident Advisory Board Members

MS. FLORINE KUEW  
BELLE VILLE RESIDENT COUNCIL  
2020 LADNIER RD #1-E  
GAUTIER, MS 39553

MR. HERMAN PARKER  
PATTERSON RESIDENT COUNCIL  
309 TRAVIS JORDAN CIRCLE  
POPLARVILLE, MS 39470  
(601) 795-3880

MS. APRIL BEACH  
W.M. LADNIER RESIDENT COUNCIL  
18012-A 28TH STREET  
GULFPORT, MS 39501

MS. CHRISTINA FAIRLEY  
BELLE VILLE RESIDENT COUNCIL  
2020 LADNIER RD. APT 17-C  
GAUTIER, MS. 39553  
(228) 497-5739

MS. TANYA WHITE  
PATTERSON RESIDENT COUNCIL  
115 ST. CHARLES  
POPLARVILLE, MS. 39470

MS. REBECCA FLUKER  
W.M. LADNIER RESIDENT COUNCIL  
7129 73<sup>rd</sup> AVE.  
GULFPORT, MS. 39501  
(228) 868-9234

MS. DORIS FUNCHES  
L.C. JONES RESIDENT COUNCIL  
14444-C EAST CENTER ST.  
GULFPORT, MS. 39501  
(228) 575-9944

MS. BETTY CENALES  
L.C. JONES RESIDENT COUNCIL  
8167-B VIRGINIA AVE.  
GULFPORT, MS. 39501  
(228) 865-4442

MS. SHEILA WILLIAMS  
HILLSDALE RESIDENT COUNCIL  
1526 HILLSDALE DRIVE  
COLLINS, MS 39428  
(601) 765-8410

KION JOHNSON  
HILLSDALE RESIDENT COUNCIL  
1507 HILLSDALE DRIVE  
COLLINS, MS. 39428

MS. MARY MILLIRON  
VILLAGE RESIDENT COUNCIL  
1000 34<sup>TH</sup> STREET APT. 412  
GULFPORT, MS. 39501  
(228) 867-9158

MS. BEVERLY ROWELL  
VILLAGE RESIDENT COUNCIL  
1000 34<sup>TH</sup> STREET APT. 207  
GULFPORT, MS. 39501  
(228) 868-0361

MS. JUDY MONGE  
PECAN CIRCLE RESIDENT COUN.  
521 PECAN CIRCLE  
LUCEDALE, MS. 39452  
(601) 947-8524

MS. PATRICIA STANLEY  
HAYWOOD BROOKS RES. COUN.  
3916 DANIELS STREET  
PASCAGOULA, MS. 39567  
(228) 762-1566

MS. HAZEL SMITH  
DAN STEPNEY RESIDENT COUNCIL  
24 HARRISON JEFFERSON  
COLUMBIA, MS. 39429  
(601) 731-5025

MS. DENESIA HOLLOWAY  
DAN STEPNEY RESIDENT COUNCIL  
36 HARRISON JEFFERSON DRIVE  
COLUMBIA, MS 39429  
(601) 731-2353

MS. KELLY BENDER  
CAMILLE VILLAGE RESIDENT COUN.  
11 BETSY  
PASS CHRISTIAN, MS. 39571  
(228) 452-1144

MS. WANDA HARDNETT  
CAMILLE VILLAGE RESIDENT COUN.  
10 DEBBIE CIRCLE  
PASS CHRISTIAN, MS. 39571  
(228) 452-1925

MS. ALICE RICHARDSON  
BAYWOOD RESIDENT COUNCIL  
1900 SWITZER ROAD APT. D-1  
GULFPORT, MS. 39501  
(228) 897-2373

MS. BEVERLY HOLLIMAN  
BAYWOOD RESIDENT COUNCIL  
1900 SWITZER ROAD APT. E-1  
GULFPORT, MS. 39501  
(228) 604-4637

MS. CHASITY DOSSETT  
PECAN CIRCLE RESIDENT COUN.  
517 PECAN CIRCLE  
LUCEDALE, MS. 39452  
(601) 766-3836

MS. STEPHANIE BULLARD  
JUAN DE CUEVAS RESIDENT COUN.  
144 DOUGLAS DR.  
D'IBERVILLE, MS. 39532  
(228) 392-1251

MS. CAROLYN HOLDER  
JUAN DE CUEVAS RESIDENT COUN.  
170 DOUGLAS DRIVE  
D'IBERVILLE, MS. 39532  
(228) 392-1237

MS. DIANE PATTERSON  
BAYOU CASSOTTE REP.  
2533 26<sup>TH</sup> STREET  
PASCAGOULA, MS. 39567  
(228) 762-6833

MS. LOUELLA MYLES  
WILLOW CREEK REP.  
2925 EDEN ST. APT. 17-G  
PASCAGOULA, MS. 39567  
(228) 762- 7631

MR. JONATHAN TERRY  
CAMELOT RESIDENT COUNCIL  
2901 AVONDALE CIRCLE  
GULFPORT, MS. 39501  
(228) 864-6410

MS. SHARREN WILLIAMS  
CAMELOT RESIDENT COUNCIL  
1404 AVONDALE CIRCLE  
GULFPORT, MS. 39501  
(228) 918- 4761

MS. JENNIFER RICHARDSON  
CHARLES WARNER REP.  
2609 BRIGGS AVE.  
PASCAGOULA, MS. 39567  
(228) 769-1581

- b. Eligible candidates: (select one)
- Any recipient of PHA assistance
  - Any head of household receiving PHA assistance
  - X-** Any adult recipient of PHA assistance
  - Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- ☒- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)  
Representatives of all PHA resident and assisted family organizations  
Other (list) \*N/A

### **C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)  
\* **Biloxi, Ms., Gulfport, Ms., Pascagoula, Ms., Moss Point, Ms., Hattiesburg, Ms. State of Mississippi**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)  
☒- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.  
☒- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.  
☒- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.  
Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  1. Statement of Housing needs.
  2. Street and Drainage improvements
  - 3..Disabled and low income citizens
  4. Commitment to security and safety in Public Housing.

### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## **Attachment A**

Use this section to provide any additional attachments referenced in the Plans.

### **ADMISSIONS POLICY FOR DECONCENTRATION (Taken from ACOP/TSAP)**

In compliance with the Quality Housing and Work Responsibility Act of 1998 Section 513 it is the goal of the Housing Authority to have a fair mix of families with varying incomes in each of the sites operated by the Housing Authority. This goal will be achieved by income mixing and offering incentives to higher income families. Procedures:

- A) Income mixing: To insure that there is no concentration of only very-low income families or higher income families in any one site, the following guidelines have been established.
  - 1) In each fiscal year, at least 40% of families admitted to public housing will have incomes that do not exceed 30% of the median income for the area (extremely low).
  - 2) Skipping of families on the waiting list is permissible in order to specifically reach another family with a lower or higher income. Families will only be skipped if the vacancy in question requires a lower or higher income renter to insure a fair mix of income in the sites.
- B) Incentives: In order to make public housing a more viable choice for higher income families who may otherwise be uninterested or unable to afford to remain in public housing, the following incentives have been established:
  - 1) This Housing Authority has recognized local preference: working families.
  - 2) In order to make public housing more affordable for working persons, and to enable higher income families to remain in public housing, the Housing Authority has adopted maximum rent limits or flat/ceiling rents. The flat/ceiling rent amounts are based on rent reasonableness survey of rents for the areas.

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and III

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Line No.	Summary by Development Account	Total Estimated
1	Total Non-CGP Funds	
2	1406 Operations	700 469 00
3	1408 Management Improvements	211 745
4	1410 Administration	240 881
5	1411 Audit	1 000 00
6	1415 Liquidated Damages	
7	1430 Fees and Costs	200 000 00
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	1 775 000 00
11	1465.1 Dwelling Equipment-Nonexpendable	70 000 00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	160 000 00
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	50 000 00
18	1498 Mod Used for Development	
19	1502 Contingency	93 252 00
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>3 502 347 00</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	



**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	<b>*See Attachment</b>		

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
	<b>*See Attachment</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
<b>Total estimated cost over next 5 years</b>			

## Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

## **CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
Mississippi Regional Housing Authority VIII		Capital Fund Program Grant No: Replacement Housing Factor Grant No:			2002
<input checked="" type="checkbox"/> <b>X- Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	700,469			
3	1408 Management Improvements	225,524			
4	1410 Administration	256,263			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	215,325			
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000			
10	1460 Dwelling Structures	1,597,000			
11	1465.1 Dwelling Equipment—Nonexpendable	120,500			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	261,266			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Mississippi Regional Housing Authority VIII		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2002	
X- Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:     ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities	3,502,347			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	69,264			
26	Amount of line 21 Related to Energy Conservation Measures				

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Mississippi Regional Housing Authority VIII				<b>X- Original 5-Year Plan</b> <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
HA WIDE	Annual Statement	Operations – \$700,469	Operations – \$700,469	Operations – \$700,469	Operations – \$700,469
HA WIDE		Upgrades to Computer System at Central Office & Sites- \$15,000	Upgrades to Computer System at Central Office & Sites- \$15,000	Upgrades to Computer System at Central Office & Sites- \$15,000	Upgrades to Computer System at Central Office & Sites- \$15,000
HAWIDE		Resident Initiative Coordinator North-Salary & Benefits- \$34,720	Resident Initiative Coordinator North-Salary & Benefits- \$34,720	Resident Initiative Coordinator North-Salary & Benefits- \$34,720	Resident Initiative Coordinator North-Salary & Benefits- \$34,720
HA WIDE		Resident Initiative Coordinator South- Salary & Benefits- \$34,591	Resident Initiative Coordinator South- Salary & Benefits- \$34,591	Resident Initiative Coordinator South- Salary & Benefits- \$34,591	Resident Initiative Coordinator South- Salary & Benefits- \$34,591
HA WIDE		Data Entry Clerk (W/O System) Salary & Benefits- \$24,898	Data Entry Clerk (W/O System) Salary & Benefits- \$24,898	Data Entry Clerk (W/O System) Salary & Benefits- \$24,898	Data Entry Clerk (W/O System) Salary & Benefits- \$24,898
HA WIDE		HQS Inspector Salary & Benefits- \$37,051	HQS Inspector Salary & Benefits- \$37,051	HQS Inspector Salary & Benefits- \$37,051	HQS Inspector Salary & Benefits- \$37,051
HA WIDE		Investigator South- Salary & Benefits- \$44,971	Investigator South- Salary & Benefits- \$44,971	Investigator South- Salary & Benefits- \$44,971	Investigator South- Salary & Benefits- \$44,971
HA WIDE		Investigator North- Salary & Benefits \$24, 293	Investigator North- Salary & Benefits \$24, 293	Investigator North- Salary & Benefits \$24, 293	Investigator North- Salary & Benefits \$24, 293
HA WIDE		Administrative Expenses (Supplies @ .003% of Grant)- \$12,000	Administrative Expenses (Supplies @ .003% of Grant)- \$12,000	Administrative Expenses (Supplies @ .003% of Grant)- \$12,000	Administrative Expenses (Supplies @ .003% of Grant)- \$12,000

HA WIDE		Clerk of the Works- \$44,626	Clerk of the Works- \$44,626	Clerk of the Works- \$44,626	Clerk of the Works- \$44,626
HA WIDE		CGP Works Inspector Salary- \$37,260	CGP Works Inspector Salary- \$37,260	CGP Works Inspector Salary- \$37,260	CGP Works Inspector Salary- \$37,260
HA WIDE		CGP Data Processor Salary- \$28,145	CGP Data Processor Salary- \$28,145	CGP Data Processor Salary- \$28,145	CGP Data Processor Salary- \$28,145
HA WIDE		Regional CFP Coordinators Salary @ 75%- \$32,746	Regional CFP Coordinators Salary @ 75%- \$32,746	Regional CFP Coordinators Salary @ 75%- \$32,746	Regional CFP Coordinators Salary @ 75%- \$32,746
HA WIDE		E.D. Salary @ 33%- \$31,641	E.D. Salary @ 33%- \$31,641	E.D. Salary @ 33%- \$31,641	E.D. Salary @ 33%- \$31,641
HA WIDE		Accountant Salary @ 25%- \$13,970	Accountant Salary @ 25%- \$13,970	Accountant Salary @ 25%- \$13,970	Accountant Salary @ 25%- \$13,970
HA WIDE		Benefits for 1410 Salaries- \$55,875	Benefits for 1410 Salaries- \$55,875	Benefits for 1410 Salaries- \$55,875	Benefits for 1410 Salaries- \$55,875
HA WIDE		CFP Audit- \$1,000	Benefits for 1410 Salaries- \$55,875	Benefits for 1410 Salaries- \$55,875	Benefits for 1410 Salaries- \$55,875
HA WIDE		A & E for CFP#- \$215,325	A & E for CFP#- \$215,325	A & E for CFP#- \$215,325	A & E for CFP#- \$215,325
HA WIDE		Paint Units not Paainted in past 5-years- \$175,000	Paint Units not Paainted in past 5-years- \$175,000	Paint Units not Paainted in past 5- years- \$175,000	Paint Units not Paainted in past 5- years- \$175,000
40-35		Re-Work A/C and Hot Water Closets, Repair A/C Duct System- \$113,591.00	40-36- Re-Work A/C and Hot Water Closets, Repair A/C Duct System- \$113,591.00	40-29- Re-Work A/C and Hot Water Closets, Repair A/C Duct System- \$113,591.00	40-04- Build new Maintenance Bldg.- \$700,000.00
40-28		Overlay Streets put in fill dirt and plant grass- \$75,000.00	40-32- Overlay Streets put in fill dirt and plant grass- \$75,000.00	40-15- Remodel Project Offices- \$300,000.00	40-03- Unit Renovations- \$955,175.00
40-35		Install Vinyl siding in stairways and Breezeways- \$10,000.00	HA WIDE- Unit Renovations- \$100,000.00	HA WIDE- Units Renovations- \$515,175.00	HA WIDE- Unit Renovations- \$273,591.00
40-35		Install Vinyl siding on soffit and fascia- \$10,000.00	HA WIDE- Sire Improvements- \$85,000.00	40-18- Unit Renovations- \$500,000.00	
40-24		Unit Renovations- \$100,000.00	40-04- Remodel Project Office – \$200,000.00	40-25- Unit Renovations- \$500,000	
40-33		Site Improvements- \$85,000.00	40-06- Build new office & Maintenance Bldg. \$300,000.00		
HA WIDE		Unit Renovations- \$100,000.00	40-04- Unit Renovations- \$1,055,175.00		



HA WIDE		Site Improvements- \$85,000.00			
40-04		Unit Renovations- \$905,175.00			
40-04		Remodel Project Office- \$200,000.00			
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program Grant No: X Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	1	700,469				
HA-Wide	Staff Development & Training	1408		10,000				
HA-Wide	Upgrades to Computer System at Central Office & Sites	1408		15,000				
HA-Wide	Resident Initiative Coordinator North- Salary & Benefits	1408.3	1	34,720				
HA-Wide	Resident Initiative Coordinator South- Salary & Benefits	1408.3	1	34,591				
HA-Wide	Data Entry Clerk (W/O System) Salary & Benefits	1408.5	1	24,898				
HA-Wide	HQS Inspector- Salary & Benefits	1408.4	1	37,051				
HA-Wide	Investigator South- Salary & Benefits	1408.1	1	44,971				
HA-Wide	Investigator North- Salary & Benefits @60% (Additional 40% will be paid by Section 8 Program)	1408.1	1	24,293				
HA-Wide	Administrative Expenses (Supplies @.003% of Grant)	1410	1	12,000				
HA-Wide	Clerk of the Works Salary	1410.1	1	44,626				
HA-Wide	CGP Work Inspector Salary	1410.1	1	37,260				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program Grant No: X Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	CGP Data Processor Salary	1410.1	1	28,145				
HA-Wide	Regional CFP Coordinators Salary @ 75%	1410.1	1	32,746				
HA-Wide	E.D. Salary @ 33%	1410.1	1	31,641				
HA-Wide	Accountants Salary @ 25%	1410.1	1	13,970				
HA-Wide	Benefits for 1410 Salaries	1410.9	1	55,875				
HA-Wide	CFP Audit	1411	1	1,000				
HA-Wide	A&E for CFP #	1430	1	215,325				

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Mississippi Regional Housing Authority VIII		<b>Grant Type and Number</b> Capital Fund Program Grant No: X Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Stoves (50) Refrigerators (50) Hot Water Heaters (50) A/C or Heat Pump Systems (50)	1465.1	50	120,500				
HA-Wide	Relocation Cost	1495.1		25,000				
HA-Wide	Contingency	1502	1	261,266				
HA-Wide	Paint all of Units not painted in past 5 years @ Approx. \$1000.00 per unit.	1460	150	150,000				
40-01 Clark Homes	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized.	1460		0				
40-06 Hinson Homes	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-15 Warner Homes	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	1460		0				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program Grant No: X Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-20 Bayou Cassotte	Install A/C in Bayou Cassotte Homes including new heat pumps and thermostats re-work duct system and change out hot water heaters and upgrade electrical system @ \$1200.00 per unit	1460	65	403,000				
40-24 Juan DeCuevas	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-03 Hayward Brooks Homes	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	1460		0				
40-26 Pecan Circle	Repair curbs, sidewalks, and parking areas. Add new sidewalks, put fill dirt and plant grass.	1460		0	100,000			
40-28 Hillsdale Homes	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernize	1460		0				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program Grant No: X Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-30 Belleville Apts.	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernize	1460		0				
40-32 Dan Stepney	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernize	1460		0				
40-33 Georgian Arms, Camelot, Windcrest, Lewis	Install A/C in Camelot Homes, Windcrest Apts., and Georgian Arms Apts. Including heat pumps and thermostats, rework duct system and upgrade electrical system and change out hot water heaters @ 6500.00 per unit.	1460	76	494,000				
40-34 Guice Place	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernize	1460		0				
40-27 Patterson Homes	Contingency for modernizing units damaged by fire or excessive deterioration not previously modernize	1460		0				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Mississippi Regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program Grant No: X Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
40-25	Install A/C in Ladnier Homes addition including new heat pumps and thermostats rework duct system and change out hot water system and stoves, upgrade electrical system @7000.00 per unit.	1460	50	350,000				
40-37 Camille Village	Tear out rotten floors and rebuild. Replace all damaged paneling through out, seal, prime, and paint entire unit. Upgrade electrical services to 200 amp. Replace interior distribution panel and wire for central heat & air. Replace all electrical switches and receptacles. Add GFI where required by code and hard wire smoke alarms. Replace all kitchen and bath appliances and fixtures including cultured marble surrounds and paint all ceilings. Replace all light fixtures inside and outside. Replace tile flooring.	1460	8	200,000				

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2003			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2004		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	HA-Wide	Paint Units not Painted in past 5- years	175,000.00	HA-Wide	Paint Units not Painted in past 5-years	175,000.00
Annual	40-35	Re-work A/C and Hot Water Closets, Repair A/C Duct System	113,591.00	40-36	Re-work A/C and Hot Water Closets, Repair A/C Duct System	113,591.00
State ment	40-28	Overlay Streets put in Fill Dirt and Plant Grass	75,000.00	40-32	Overlay Streets put in Fill Dirt and Plant Grass	75,000.00
	40-35	Install Vinyl Siding in Stair ways and Breeze ways	10,000.00	HA-Wide-	Unit Renovations See Attachment	100,000.00
	40-24	Install Vinyl Siding on Soffit and Fascia	10,000.00	HA-Wide	Site Improvements See Attachment A	85,000.00
	40-33	Install Vinyl Siding on Soffitt and Fascia	30,000.00	40-04	Remodel Project Offices	200,000.00
	HA-Wide	Unit Renovations See Attachment A	100,000.00	40-06	Build new Office & Maintenance Bldg.	300,000.00
	HA-Wide	Site Improvements See Attachment A	85,000.00	40-04	Unit Renovations See Attachment A	1,055,175.00
	40-04	Unit Renovations See Attachment A	905,175.00			
	40-04	Remodel Project Offices	200,000.00			
	40-06	Build New Office & Maintenance Bldg.	400,000.00			



<b>Total CFP Estimated Cost</b>	\$3,502,347.00			\$ 3,502,347.00
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<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : 4 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2006		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	HA-Wide	Paint Units not Painted in past 5- years	175,000.00	HA-Wide	Paint Units not Painted in past 5-years	175,000.00
Annual	40-29	Re-work A/C and Hot Water Closets, Repair A/C Duct System	113,591.00	40-04	Build new Maintenance Bldg.	700,000.00
Statement	40-15	Remodel Project Offices	300,000.00	40-03	Unit Renovations See Attachment A	955,175.00
	HA-Wide	Unit Renovations See Attachment A	515,175.00	HA-Wide	Unit Renovations See Attachment A	273,591.00
	40-18	Unit Renovations See Attachment A	500,000.00			
	40-25	Unit Renovations See Attachment A	500,000.00			
<b>Total CFP Estimated Cost</b>			<b>\$ 3,502,347.00</b>			<b>\$ 3,502,347.00</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2003			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2004		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	HA-Wide	Operations	700,469	HA-Wide	Operations	700,469
Annual	HA-Wide	Staff Development	10,000	HA-Wide	Staff Development	10,000
Statement	HA-Wide	Upgrades to computer System at Central Office & Sites	15,000	HA-Wide	Upgrades to computer System at Central Office & Sites	15,000
	HA-Wide	Resident Initiative Coordinator North-Salary & Benefits	34,720	HA-Wide	Resident Initiative Coordinator North-Salary & Benefits	34,720
	HA-Wide	Resident Initiative Coordinator South-Salary & Benefits	34,591	HA-Wide	Resident Initiative Coordinator South-Salary & Benefits	34,591
	HA-Wide	Data Entry Clerk (W/O System) Salary & Benefits	24,898	HA-Wide	Data Entry Clerk (W/O System) Salary & Benefits	24,898
	HA-Wide	HQS Inspector Salary & Benefits	37,051	HA-Wide	HQS Inspector Salary & Benefits	37,051
	HA-Wide	Investigator South-Salary & Benefits	44,971	HA-Wide	Investigator South-Salary & Benefits	44,971
	HA-Wide	Investigator North-Salary & Benefits	24,293	HA-Wide	Investigator North-Salary & Benefits	24,293
	HA-Wide	Administrative Expenses (Supplies @ .003% of Grant)	12,000	HA-Wide	Administrative Expenses (Supplies @ .003% of Grant)	12,000
	HA-Wide	Clerk of the Works	44,626	HA-Wide	Clerk of the Works	44,626
	HA-Wide	CGP Works Inspector Salary	37,260	HA-Wide	CGP Works Inspector Salary	37,260

	HA-Wide	CGP Data Processor Salary	28,145	HA-Wide	CGP Data Processor	28,145
	HA-Wide	Regional CFP Coordinators Salary @ 75%	32,746	HA-Wide	Regional CFP Coordinators Salary @ 75%	32,746
	HA-Wide	E.D. Salary @ 33%	31,641	HA-Wide	E.D. Salary @ 33%	31,641
	HA-Wide	Accountants Salary @ 25%	13,970	HA-Wide	Accountants Salary @ 25%	13,970
	HA-Wide	Benefits for 1410 Salaries	55,875	HA-Wide	Benefits for 1410 Salaries	55,875
	HA-Wide	CFP Audit	1,000	HA-Wide	CFP Audit	1,000
	HA-Wide	A & E for CFP #	215,325	HA-Wide	A & E for CFP #	215,325
<b>Total CFP Estimated Cost</b>			\$			\$

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : 4 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 5 FY Grant: 2006 PHA FY: 2006		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
HA-Wide	Operations	700,469	HA-Wide	Operations	700,469
HA-Wide	Staff Development	10,000	HA-Wide	Staff Development	10,000
HA-Wide	Upgrades to computer System at Central Office & Sites	15,000	HA-Wide	Upgrades to computer System at Central Office & Sites	15,000
HA-Wide	Resident Initiative Coordinator North-Salary & Benefits	34,720	HA-Wide	Resident Initiative Coordinator North-Salary & Benefits	34,720
HA-Wide	Resident Initiative Coordinator South-Salary & Benefits	34,591	HA-Wide	Resident Initiative Coordinator South-Salary & Benefits	34,591
HA-Wide	Data Entry Clerk (W/O System) Salary & Benefits	24,898	HA-Wide	Data Entry Clerk (W/O System) Salary & Benefits	24,898
HA-Wide	HQS Inspector Salary & Benefits	37,051	HA-Wide	HQS Inspector Salary & Benefits	37,051
HA-Wide	Investigator South-Salary & Benefits	44,971	HA-Wide	Investigator South-Salary & Benefits	44,971
HA-Wide	Investigator North-Salary & Benefits	24,293	HA-Wide	Investigator North-Salary & Benefits	24,293
HA-Wide	Administrative Expenses (Supplies @ .003% of Grant)	12,000	HA-Wide	Administrative Expenses (Supplies @ .003% of Grant)	12,000
HA-Wide	Clerk of the Works	44,626	HA-Wide	Clerk of the Works	44,626
HA-Wide	CGP Works Inspector Salary	37,260	HA-Wide	CGP Works Inspector Salary	37,260

HA-Wide	CGP Data Processor Salary	28,145	HA-Wide	CGP Data Processor Salary	28,145
HA-Wide	Regional CFP Coordinators Salary @ 75%	32,746	HA-Wide	Regional CFP Coordinators Salary @ 75%	32,746
HA-Wide	E.D. Salary @ 33%	31,641	HA-Wide	E.D. Salary @ 33%	31,641
HA-Wide	Accountants Salary @ 25%	13,970	HA-Wide	Accountants Salary @ 25%	13,970
HA-Wide	Benefits for 1410 Salaries	55,875	HA-Wide	Benefits for 1410 Salaries	55,875
HA-Wide	CFP Audit	1,000	HA-Wide	CFP Audit	1,000
HA-Wide	A & E for CFP #	215,325	HA-Wide	A & E for CFP #	215,325
<b>Total CFP Estimated Cost</b>		\$			\$

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Mississippi Regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
HA-Wide	Original	Revised	Actual	Original	Revised	Actual	
Operations	10/30/04			10/30/05			
Staff Development & Training	10/30/04			10/30/05			
Upgrades to Computers System at Central Office & Sites	10/30/04			10/30/05			
Resident Initiative Coordinator North-Salary & Benefits	10/30/04			10/30/05			
Resident Initiative Coordinator South-Salary & Benefits	10/30/04			10/30/05			
Data Entry Clerk (W/O System) Salary & Benefits	10/30/04			10/30/05			
HQS Inspector Salary & Benefits	10/30/04			10/30/05			
Investigator South-Salary & Benefits	10/30/04			10/30/05			
Investigator North-Salary & Benefits @ 60% (Additional 40% will be paid by Section 8 Program)	10/30/04			10/30/05			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Mississippi Regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
HA-Wide	Original	Revised	Actual	Original	Revised	Actual	
Administrative Expenses (Supplies @ 003% of Grant)	10/30/04			10/30/05			
Clerk of Works Salary	10/30/04			10/30/05			
CGP Work Inspector Salary	10/30/04			10/30/05			
CGP Data Processor Salary	10/30/04			10/30/05			
Regional CFP Coordinators Salary @ 75%	10/30/04			10/30/05			
E.D. Salary @ 33%	10/30/04			10/30/05			
Accountants Salary @ 25 %	10/30/04			10/30/05			
Benefits for 1410 Salaries	10/30/04			10/30/05			
CFP Audit	10/30/04			10/30/05			
A & E for CFP #	10/30/04			10/30/05			
HA-Wide Stoves (50) Refrigerators (50) Hot Water Heaters (50) A/C or Heat Pump Systems (50)	10/30/04			10/30/05			



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Mississippi Regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
HA-Wide	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide-Relocation Cost	10/30/04			10/30/05			
Contingency	10/30/04			10/30/05			
HA-Wide-Paint all of units not painted in past 5 years @ approx. \$1000.00 per unit	10/30/04			10/30/05			
40-01 Clark Homes-Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-06 Hinson Homes-Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Mississippi Regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				<b>Federal FY of Grant: 2002</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
HA-Wide	Original	Revised	Actual	Original	Revised	Actual	
40-15 Warner Homes-Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-20 Bayou Cassotte-Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-24 Juan DeCuevas-Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Mississippi Regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
HA-Wide	Original	Revised	Actual	Original	Revised	Actual	
40-03 Hayward Brooks Homes- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-26 Pecan Circle- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-28 Hillsdale Homes- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Mississippi Regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
HA-Wide	Original	Revised	Actual	Original	Revised	Actual	
40-30 Belleville Apts- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-32 Dan Stepney- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-33 Georgian Arms, Camelot, Windcrest, Lewis- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Mississippi Regional Housing Authority VIII			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-34 Guice Place- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-27 Patterson Homes- Contingency for modernizing units damaged by fire or excessive deterioration not previously modernized	10/30/04			10/30/05			
40-25 Ladnier Homes- Addition including new heat pumps and thermostats rework duct system and change out hot water system and stoves, upgrade electrical system @ 7000.00 per unit.	10/30/04			10/30/05			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name:  Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
40-37 Camille Village- Tear out rotten floors and rebuild. Replace all damaged paneling through out, seal, prime, and paint entire unit. Upgrade electrical services to 200 amp. Replace interior distribution panel and wire for central heat & air. Replace all electrical switches and receptacles. Add GFI where required by code and hard wire smoke alarms. Replace all kitchen and bath appliances and fixtures including cultured marble surrounds and paint all ceilings. Replace all light fixtures inside and outside. Replace tile flooring.		1460	8				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]











## **Attachment D**

# **2002 Public Housing Drug Elimination Program Plan**

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

### **Annual PHDEP Plan Table of Contents:**

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

### **Section 1: General Information/History**

**A. Amount of PHDEP Grant \$ 435,611.00**

**B. Eligibility type (Indicate with an "x")**      N1 \_\_\_\_\_ N2 \_\_\_\_\_ R   X  

**C. FFY in which funding is requested 2002**

#### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

#### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
Belleville Apartments	144	363
L.C. Jones Homes	204	378
Hillsdale Homes	50	157
Pecan Circle Homes	72	208
H.C. Patterson	70	210
Camelot Apartments	100	250
Charles Clark Homes	60	150

#### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

**6 Months** \_\_\_\_\_ **12 Months** \_\_\_\_\_ **18 Months**   X   **24 Months** \_\_\_\_\_ **Other** \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996 X	449,750.00	MS26DEP0400196	0	0	10/31/98
FY 1997 X	460,460.00	MS26DEP0400197	0	0	11/17/99
FY 1998					
FY 1999 X	411,652.00	MS26DEP0400199	54,000.00	0	01/31/02
FY 2000 X	415,581.00	MS26DEP0400100	295,000.00	0	02/28/02
FY 2001 X	435,611.00	MS26DEP0400101	435,611.00	0	01/31/03

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Our goals are to provide opportunities that promote successful futures for our youth, lower the demand for drugs, and enhance economic self-sufficiency for tenants residing in public housing. We will contract the services of proven programs such as the Boys and Girls Club, YMCA, and other consultants qualified to deliver services that will assist us in achieving our goals. Monitoring will be provided jointly by the PHDEP Grant administrator and a contracted evaluator. Periodic reviews and semi-annual reports will be conducted and forwarded to the department of Housing and Urban Development. At the conclusion of the grant, a resident survey will be conducted to evaluate the effectiveness of the FY 2002 PHDEP grant allotment.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2002</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	\$6,000.00
9150 - Physical Improvements	\$10,000.00
9160 - Drug Prevention	\$350,000.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$69,611.00
<b>TOTAL PHDEP FUNDING</b>	<b>\$435,611.00</b>

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Seved	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$6,000.00</b>		
Goal(s)	Increase surveillance and “territoriality” to promote drug abuse and crime prevention in low-income targeted housing sites.						
Objectives	1. Reduce crime rate by 15 percent on Authority property at targeted sites by increasing surveillance						

	capacity. 2. Reduce the availability of drugs by 15 percent through efforts to identify drug dealers and evict drug users.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Resident Patrols	588	All Residents	4/1/03	12/31/03	\$6000.00	0	20% decrease in # of incidents.

9150 - Physical Improvements					Total PHDEP Funding: \$44,000.00		
Goal(s)	Increase surveillance and enhance sense of security by improving area lighting and repairing fencing.						
Objectives	Decrease loitering and vandalism by 15 percent at targeted sites.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Install area lighting at 40-4B/418			5/1/03	6/1/03	10000.00	0	Decrease loitering/ vandalism by 20%.
1. Install fencing around basketball courts at targeted sites			4/1/03	9/1/03	34000.00	0	Decrease loitering/ vandalism by 20%.

9160 - Drug Prevention					Total PHDEP Funding: \$316,000.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. YMCA Youth Programs	70	5-12 y/o youth	1/5/03	12/31/03	\$181,000	0	Consistent participation of eligible youth population
2. Boys/Girls Club	50	5-18 y/o youth	1/5/03	12/31/03	\$85,000	0	
3. Youth Summer Camps	900	5-18 y/o youth	6/1/03	8/1/03	\$40,000	0	Enroll 200 youth in camps
4 Drug Awareness Campaign	800	5-16 y/o/ youth	6/1/03	10/31/03	\$10,000	0	Provide direct contact to at least 400 youth participants.

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$69,611.00		
Goal(s)	Successful Grant Administration						
Objectives	Insure that all above stated goals and objectives are implemented and completed in accordance with the PHDEP NOFA guidelines.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. DEP Coord. Salary			1/1/03	12/31/03	\$48,000	0	Discharge Coord. Duties
2. Travel/Training			1/1/03	12/31/03	\$5,000	0	Expense Documentation
3. Monitoring/Evaluation			1/1/03	12/31/03	\$12,000	0	Expense Documentation
4. Off. Equipment/Supplies			1/1/03	12/31/03	\$4,611	0	Expense Documentation

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	



<i>Item # 9120</i>				
9110				
9120				
9130				
9140	Activity 1	\$6,000	Activity 1	\$6,000
9150	Activity 1,2	\$44,000	Activity 1, 2	\$44,000
9160	Activities 1,2,3,&4	\$316,000	Activities 1,2,3 &4	\$316,000
9170				
9180				
9190	Activities 1,2,3,&4	\$69,611	Activities 1,2,3,&4	\$69,611
<b>TOTAL</b>		<b>\$435,611</b>		<b>\$435,611</b>

#### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

## **CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Mississippi Regional Housing Authority VIII		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<b>X-Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	242,545		277,579.59	277,579.59
4	1410 Administration	243,881		231,579.01	231,579.01
5	1411 Audit	1,000		480.00	480.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000		185,000.00	62,589.46
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000			
10	1460 Dwelling Structures	1,992,929		2,278,804.40	1,170,819.45
11	1465.1 Dwelling Equipment—Nonexpendable	70,000		109,997.00	109,997.00
12	1470 Nondwelling Structures	60,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000		1,915.00	1,915.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	200,000			

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>  Mississippi Regional Housing Authority VIII		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<b>X-Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,085,355		3,085,355.00	1,854,959.51
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency Wide	Site Improvements	1450		125,000		0	0	
	Exterior Renovations	1460		125,000		0	0	
	Interior Renovations	1460		125,000		0	0	
	Handicap Accessibility	1460		125,000		0	0	
	Painting of units (Not painted in the last five years)	1460		150,000		0	0	
40-418	Interior Unit Renovations	1460		456,852		0	0	
Jones Add.								
40-04	Interior Unit Renovations	1460		330,539		324,702.24	201,377.57	In Progress
Jones & Ladnier								
40-25	Interior Unit Renovations	1460		330,538		704,335.24	304,998.49	In Progress
Ladnier Add.								
Improvement	Resident Initiative Coordinator-North Salary including benefits	1408.3	1	36,633		24,692.92	24,692.92	Complete
	Data Entry Clerk (W/O System) Salary including benefits	1408.5	1	22,184		23,058.35	23,058.35	Complete
	Staff Development Training/Equipment	1408		15,000		10,260.07	10,260.07	Complete
	Resident Initiative Coordinator –South Salary including benefits	1408.3	1	36,633		24,692.92	24,692.92	Complete

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Mississippi Regional Housing Authority VIII		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Improvement	HQS Inspector Salary Including Benefits	1408.4	1	28,569		26,692.22	26,692.22	Complete
	Upgrade Computer & Computer System at Central Office & Sites	1408		40,000.00		101,423.47	101,423.47	Complete
	Office & Sites							
	Camera for HQS Inspector	1408		800.00		0	0	Delete
40-04	Re-Roof., Fence & Upgrade Office	1470		60,000.00		0	0	Delete
Investigator	Investigator-North/Salary & Benefits @ 60% (additional 40% will be paid by the Section 8 Program)	1408.1	1	20,606.00		22,030.68	22,030.68	Complete
	Investigator-South/Salary & Benefits	1408.1	1	42,120.00		44,728.96	44,728.96	Complete
Sundry	Administrative Expenses	1410	1	15,000.00		5,626.45	5,626.45	Complete
Technical	Regional Comp. Grant Coord. Salaries 75% (Including Benefits)	1410.1		33,072.00		33,804.00	33,804.00	Complete
Salaries	Clerk of the Works	1410.1	1	39,880.00		41,052.80	41,052.80	Complete
	CGP Data Processor	1410.1	1	26,340.00		25,796.80	25,796.80	Complete
	E.D. Salary @ 33%	1410.1	1	27,027.00		28,729.08	28,729.08	Complete
	CGP Work Inspector	1410.1	1	35,250.00		35,099.20	35,099.20	Complete
Salaries Cont.	Accountant Salary @ 25%	1410.1	1	12,122.00		12,585.20	12,585.20	Complete

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Mississippi Regional Housing Authority VIII		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Benefits for 1410.1 Salaries	1410.9	6	55,190.00		48,885.48	48,885.48	Complete
Audit	CGP Audit	1411		1,000.00		480.00	480.00	Complete
A & E Fees	Architectural & Engineering Fees/Cost	1430.1		100,000.00		185,000.00	62,589.46	In Process
Dwelling Equipment	Stoves, Refrigerator, Hot Water Heaters & Heat & A/C Equipment	1465.1		70,000.00		109,997.00	109,997.00	Complete
40-027 Patterson Homes	Change Roof Lines	1460		250,000.00		0	0	Deleted
40-34 Guice Place	Rebuild Bathrooms, Upgrade Electrical Service, Rebuild Storage Rooms	1460		100,000.00		0	0	Deleted
40-37 Camille Village	Renovate Interiors/Slabs	1460		0		337,650.91	337,650.91	Complete
40-10	Interior Unit Renovation/Vacancy	1460		0		3,902.95	3,902.95	Complete
40-16	Interior Unit Renovation/Vacancy	1460		0		4,363.00	4,363.00	Complete
40-26	Interior Unit Renovation/Vacancy	1460		0		14,864.00	14,864.00	Complete
40-27	Interior Unit Renovation/Vacancy	1460		0		376,197.60	135,209.96	In Progress
40-28	Interior Unit Renovation/Vacancy	1460		0		30,344.42	30,344.42	Complete
40-32	Interior Unit Renovation/Vacancy	1460		0		8,016.75	8,016.75	Complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Mississippi Regional Housing Authority VIII		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Relocation	Tenant Relocation Costs/Moving Family & Individuals	1495.1		50,000		1,915.00	1,915.00	Complete
CGP	For Contingency Account	1502		200,000		0	0	
40-024 Juan De Cuevas	Interior Unit Renovations	1460		0	0	272,026.00	86,511.56	In Progress
40-30 Belleville	Interior Unit Renovations	1460		0	0	16,469.14	16,469.14	Complete
40-33 Avondale	Interior Unit Renovations	1460		0	0	1,285.00	1,285.00	Complete
40-35 Baywood	Interior Unit Renovations	1460		0	0	5,304.00	5,304.00	Complete
40-36 Village Apts.	Interior Unit Renovations					8,756.00	8,756.00	
	Re-Roofing	1460		0	0	42,625.15	11,765.70	In Progress
40-34	Unit Renovations	1460		0	0	127,962.00	0	In Progress
	<b>Total:</b>			<b>3,085,355.00</b>		<b>3,085,355.00</b>	<b>1,854,959.51</b>	







**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name:			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

## **Capital Fund Program Five-Year Action Plan**

### **Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
<b>Total CFP Estimated Cost</b>			\$			\$

## Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

<b>Part C - CFP</b> Activities for Year : ____ FFY Grant: ____ PHA FY: ____			<b>Part C - CFP</b> Activities for Year: ____ FFY Grant: ____ PHA FY: ____		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>Total CFP Estimated Cost</b>		<b>\$</b>			<b>\$</b>

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

*S A M P L E*

PHA Name <i>Anytown Housing Authority</i>		<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	<b>Annual Statement</b>				
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>
Replacement Housing Factor Funds		<i>\$40,000</i>			

## Part II: Supporting Pages—Work Activities

## SAMPLE

[illegible]



## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

*SAMPLE (continued)*

Activities for Year : <u>  4  </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>  5  </u> FFY Grant: 2005 PHA FY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
10-01/Main Street	Storage sheds and landscaping	\$65,000	10-01/Main Street	Replace bathroom tile	\$55,000
10-02/Broadway	Tub/shower replacement	\$40,000	10-02/Broadway	New gutters and interior doors	\$43,000
HA-wide	Lead-based paint abatement	\$35,000	HA-wide	Office Furniture	\$27,000
<b>Total CFP Estimated Cost</b>		\$140,000			\$125,000

## **CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b> Ms26P040501 00			<b>Federal FY of Grant:</b>
Mississippi Regional Housing Authority VIII		Capital Fund Program Grant No:			2000
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<b>X-Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	686,549.00		686,549.00	
3	1408 Management Improvements	242,545.00		190,027.18	
4	1410 Administration	243,881.00		229,491.40	
5	1411 Audit	1,000.00		0	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00		0	
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000.00		0	
10	1460 Dwelling Structures	1,695,793.00		349,253.01	
11	1465.1 Dwelling Equipment—Nonexpendable	70,000.00		0	
12	1470 Nondwelling Structures	60,000.00		0	
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000.00		346.00	346.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	157,977.00		0	0

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>  Mississippi Regional Housing Authority VIII		<b>Grant Type and Number</b> Ms26P040501 00 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<b>X-Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,432,745.00		1,455,666.59	756,129.45
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Mississippi Regional Housing Authority VIII								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operations	1406		686,549		868,549	686,549	Complete
Improvement	Resident Initiative Coordinator	1408.3	1	36,633		36,633	3,708.92	In Progress
	North Salary Including Benefits							
	Staff Development Training/Equipment	1408		15,000		0	0	
	Data Entry Clerk (W/O System) Including Salary & Benefits	1408.5	1	22,184		22,184.00	2,762.81	In Progress
	Resident Initiative Coordinator	1408.3	1	36,633		36,633.00	3,708.92	In Progress
	South Salary Including Benefits							
	HQS Inspector-Salary Including Benefits	1408.4	1	28,569		28,569.00	3,893.18	In Progress
	Upgrade Computer and Systems	1408		40,000		3,282.18	3,282.18	In Progress
	Central & Project Offices							
	Camera for HQS Inspector	1408		800		0	0	
Investigator	Investigator North-Salary & Benefits @ 60% (additional paid by Section 8 program)	1408.1	1	20,606		20,606.00	2,527.56	
	Investigator South-Salary & Benefits	1408.1	1	42,120		42,120.00	4,824.48	In Progress

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

[illegible]

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Mississippi Regional Housing Authority VIII								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Audit Cost	CGP Audit	1411		1,000		0	0	
A & E Fees	Architectural & Engineering Fees/Costs	1430.1		100,000		0	0	
Agency Wide	Site Improvements	1450		125,000		0	0	
	Exterior Renovations	1460		125,000				
	Interior Renovations	1460		125,000				
	Handicap Accessibility	1460		150,000				
40-18	Interior Unit Renovations	1460		359,716				
Jones Add.								
40-04	Interior Unit Renovations	1460		330,539		225,190.22	0	
Jones & Ladnier								
40-25	Interior Unit Renovations	1460		130,538		111.88	111.88	In Progress
Ladnier Add.								
40-27 Patterson	Change Roof Lines, New Shingles, Upgrade Electrical Service, Rebuild Storage Rooms	1460		250,000				
	Unit Renovation	1460		0		3,404.41	3,404.41	In Progress
40-34	Rebuild Bathrooms, Upgrade Electrical Service, Rebuild Storage Rooms	1460		100,000		0	0	
40-01	Unit Renovation	1460		0		1,158.00	1,158.00	In Progress
40-06	Unit Renovation	1460		0		4,135.00	4,135.00	In Progress
40-32	Unit Renovation	1460		0		15,152.00	1,152.00	In Progress

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

[illegible]



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part III: Implementation Schedule

PHA Name: Mississippi regional Housing Authority VIII		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide							
Site Inspection	03/31/02			10/31/03	09/30/03		
Exterior Renovations	03/31/02			10/31/03	09/30/03		
Interior Renovations	03/31/02			10/31/03	09/30/03		
Handicap Accessable	03/31/02			10/31/03	09/30/03		
40-18 Jones Addition	03/31/02			10/31/03	09/30/03		
Interior Renovation	03/31/02			10/31/03	09/30/03		
Office Renovation	03/31/02			10/31/03	09/30/03		
Agency Wide							
MGM Improvement	03/31/02			10/31/03	09/30/03		
RIC, North	03/31/02			10/31/03	09/30/03		
Data Entry Clerk	03/31/02			10/31/03	09/30/03		
Staff Training	03/31/02			10/31/03	09/30/03		
RIC South	03/31/02			10/31/03	09/30/03		
HQS Inspector	03/31/02			10/31/03	09/30/03		
U Computer	03/31/02			10/31/03	09/30/03		
Invest. South	03/31/02			10/31/03	09/30/03		
Invest. North	03/31/02			10/31/03	09/30/03		
Dwelling Equipment	03/31/02			10/31/03	09/30/03		
40-25 Ladnier Add.	03/31/02			10/31/03	09/30/03		

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Mississippi regional Housing Authority VIII			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				<b>Federal FY of Grant: 2000</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Interior Renovation	03/31/02			10/31/03	09/30/03		
40-04 Jones & Ladnier	03/31/02			10/31/03	09/30/03		





## ATTACHMENT E

### **Component 3, (6) Deconcentration and Income Mixing**

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Clark	60		Working Family
Jones/Cole	16		Skipping on waiting list
Bayou Cassotte	65		Flat Rents
Patterson	40		Added Amenities
Dan Stepney	68		Modernization
Brooks	85		Family Choice
Wash./Ross.	16		
Cuevas	50		
Lewis	24		
Guice	23		
Camille	90		

**MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII  
ATTACHMENT**

**Component 10 (B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 22
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 3
- c. How many Assessments were conducted for the PHA's covered developments?  
22
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

DEVELOPMENT NAME	NUMBER OF UNITS
Clark Homes	60
Lewis/Brooks Homes	48
Hyde/Glenwild Homes	30
Ladnier/Jones Homes	168
Hinson Homes	72
Hillcrest/Northside Homes	20
Brooks Addition Homes	85
Washington/Roosevelt Homes	16
Warner Homes	152
Jones/Cole Homes	16
Jones Addition Homes	80
Bayou Cassotte Homes	65
Juan de Cuevas Homes	50
Ladnier Addition Homes	50
Pecan Circle Homes	72
Patterson Homes	40
Hillsdale Homes	50
Belleville Apartments	144
Dan Stepney Homes	68
Camelot Homes	77
Guice Place Homes	23
Camille Village Homes	90

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. VIII**  
**ATTACHMENT**  
**RESIDENT ASSESSMENT FOLLOW-UP PLAN 2000**

**COMMUNICATION:**

Region VIII currently employs 2 full-time Resident Initiative Coordinators, 1 full-time Service Coordinator and 1 full-time PHDEP Coordinator. The main purpose and thrust of these employees has been and will continue to be support and communications with the Public Housing Resident population.

Specific accomplishments of recent years and continued efforts include:

- 1) Publication of PHA newsletters, "Region VIII Insights", which highlights residents, employees, programs, modernization, PHA plans, Resident Advisory Board issues and general housing information.
- 2) Continued establishment and support of Resident Councils and the Resident Advisory Board (RAB). Support meaning Resident Initiative Coordinators who routinely assist resident groups on establishment of Resident Councils, elections, conduction of resident meetings, discussing housing issues and resident concerns, and presenting issues and concerns to the PHA. Continued regular Resident Advisory Board meetings with Central Office Management present and continued education, training and distribution of information to the RAB.
- 3) Region VIII Management has and will continue to make sure that application centers and area office bulletin boards are constantly updated with information, policies and regulations that concern the resident population.
- 4) Public Housing Managers, who deal with the resident population on a daily basis, are constantly trained and educated on new policies and regulations.

**SAFETY:**

Region VIII currently employs 4 full-time highly trained former Police Officers as Housing Investigators. The main purpose and efforts of this department is to insure that our Public Housing communities are decent and safe. By doing this, the "good" families will return to public housing. Future efforts will continue toward this goal and specific efforts will be made as indicated:

- 1) Direct PHDEP funds providing security lighting in high crime areas.
- 2) Continue maintenance department efforts in repair of high priority security work orders (broken locks, doors and windows).
- 3) Continued criminal background checks and applicant screening as stated in the "One Strike Policy".
- 4) Continued strong enforcement of the "One Strike Policy" and eviction for drug, criminal and gang-related activity.
- 5) Continued support and contract of the drug-detecting dog and other security contracts.
- 6) Continued cooperation and sharing of information with the local police departments.

- 7) Continued cooperation of Housing Investigators with the RAB and the general resident population.
- 8) Continued resident safety and security education conducted by Housing Investigators.
- 9) Continued after hours patrols and emergency response in Public Housing sites by Housing Investigators.
- 10) Continued PHDEP programs targeted at high crime sites. Example: Boys and Girls Clubs, YMCA, Boy Scouts, Red Ribbon Anti-Drug Events, security contracts, security lights and resident counseling.

#### NEIGHBORHOOD APPEARANCE:

Region VIII realized the importance of site appearances in attracting and retaining the “good” families. This PHA has and will continue to stress resident responsibility in care of their leased premises. In conjunction with the following practices, this PHA has made vast improvements in neighborhood appearances:

- 1) Resident responsibility. Residents are responsible for keeping their leased premises in a decent, safe and sanitary condition. Violators are subject to lease cancellation.
- 2) Continued clean-up and grounds maintenance by the Housing Maintenance Department.
- 3) Continued contract grass cutting, weed-eating and edging for all public housing sites.
- 4) Continued improvement of exterior of buildings (siding, painting, new roofing, etc.) through Capital Funding Programs.
- 5) Continued Capital Funding improvements on streets, drainage, stairways, parking, playground equipment, etc.
- 6) Continued routine pest control program on all sites and individual dwelling units.
- 7) Continued and ongoing policy on removal of abandoned vehicles.
- 8) Continued and ongoing policy on removal of graffiti as quickly as possible.

#### COMMENTS:

Although we have complied with the Resident Assessment Follow-up Plan 2000 requirement, we feel that the Resident Assessment results received by REAC are grossly inaccurate. A response rate of 259 of 943 or 27% is too small of a sample to be accurate. In addition, surveys returned are more likely to be from those residents who are the most disgruntled with the PHA.

In contrast, Region VIII has conducted its own satisfaction survey using the exact same questionnaire, but from door-to-door and one-to-one. As a result of 481 surveyed of 1774 or 27%, the overwhelming response was either very satisfied or satisfied in all areas questioned.

These results can be verified by positive comments from the resident population at Resident Council meetings, Resident Advisory Board meetings, improved appearance of the housing sites, the reduction of drug, gang and criminal activity due to “One Strike” enforcement, reduction in work orders and completion time, and many positive comments from city and county officials.